

Leighton Buzzard Road, Hemel Hempstead, HP1 1HP
Asking price £410,000

Sears & Co
estate & letting agents

A handsome two bedroom (formerly three) end of terrace family home, situated in a popular position on Leighton Buzzard Road, offering accommodation spanning approximately 1100 sqft (including the loft room).

The ground floor comprises an entrance hallway, dining area, attractive bay fronted living area with feature log burner, modern kitchen, useful utility room and a w/c. The first floor offers two generous double bedrooms and an impressive 18ft traditional family bathroom fitted with a four piece suite. The property also benefits from a loft room.

Externally, the property enjoys a well proportioned private rear garden, an area of front garden and the benefit of permit parking.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Radiator. Stairs rising to the first floor accommodation. Access to the dining area.

Dining Area
Double glazed window. Radiator. Wood effect flooring. Access to the kitchen. Open plan to the living area.

Living Area
Double glazed bay window. Radiator. Log burner.

Kitchen
Double glazed window. Double glazed door to the rear garden/lean to. Fitted with a range of eye and base level units with work surfaces over also forming drainer groves. Integrated oven and hob. Inset sink with mixer tap. Tiled flooring. Tiling to splash back areas. Recessed down lighting. Radiator. Open plan to the utility area.

Utility Area
Double glazed door to the rear garden. Storage cupboard. Space for a freestanding appliance. Tiled flooring. Access to the w/c.

W/C
Double glazed window. Fitted with a pedestal wash hand basin and a low level w/c. Tiled flooring.

First Floor Landing
Stairs rising to the loft room. Access to the family bathroom and two bedrooms.

Bedroom
Two double glazed windows. Radiator.

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Double glazed window. Radiator.

Family Bathroom
Two double glazed windows. Fitted with a traditional five piece suite to include a claw foot bath with shower attachment, shower enclosure, dual vanity sinks and a high level w/c. Tiling to splash back areas. Wood effect flooring. Recessed down lighting. Two feature radiators. Airing cupboard with space for a washing machine. Storage cupboard with radiator.

Loft Room
Two Velux windows. Double glazed window. Radiator. Recessed down lighting.

To The Front
An area of front garden laid with block paving. Steps and quarry tiling to the front door.

To The Rear
A private garden arranged with areas of patio, lawn and loose slate stones. Enclosed predominately by timber panel fencing, low level fencing and part walled. Outside lights. Outside tap. Gated side access.

Parking
The property further benefits from permit parking.

Buyer Information
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Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100







